

1 REAL ESTATE DIVISION,
2 DEPARTMENT OF BUSINESS AND INDUSTRY,
3 STATE OF NEVADA

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5 JOSEPH (JD) DECKER, Administrator,
6 REAL ESTATE DIVISION,
7 DEPARTMENT OF BUSINESS AND
8 INDUSTRY, STATE OF NEVADA,

9 Petitioner,

10 vs.

11 TRAVIS GILKO

12 Respondent.

13 STIPULATION FOR SETTLEMENT
14 OF DISCIPLINARY ACTION
15 PURSUANT TO NAC 645C.610(3)

16 Case No. AP14.038.S

17 STIPULATION FOR SETTLEMENT OF DISCIPLINARY
18 ACTION PURSUANT TO NAC 645C.610(3)

19 1. PARTIES. This Stipulation is entered into by and between the Petitioner, the REAL
20 ESTATE DIVISION, DEPARTMENT OF BUSINESS AND INDUSTRY, STATE OF NEVADA (the "Division"),
21 by and through its Administrator, JOSEPH (JD) DECKER (the "Administrator"), and the Respondent,
22 TRAVIS GILKO (whether one or more hereinafter the "Respondent"), who at relevant times was
23 licensed by the State of Nevada, license number(s)A-0005721-CR. This Stipulation is entered into
24 upon mutual agreement with the decision of the Appraisal Advisory Review Committee (the
25 "AARC"), which was reached at its informal conference held on June 23, 2015, in LAS VEGAS,
26 NEVADA. Members of the AARC present were Dennis Baughman, Wendell Snow, and Julie Burkart,
27 CHAIR.

28 2. AUTHORITY OF THE APPRAISAL ADVISORY REVIEW COMMITTEE. The Appraisal
Advisory Review Committee has authority to enter into this Stipulation with the Respondent
pursuant to NAC 645C.610(3).

3. FINDINGS. The AARC has found that the Respondent, while licensed, certified or
registered as a Nevada Appraiser, committed violations of chapter 645C of Nevada Revised

Statutes and Nevada Administrative Code and/or USPAP. A description of the conduct in which these violations were committed is set forth in specificity in the Summary of Facts which is attached hereto as EXHIBIT "A". The Administrator has the authority, pursuant to NAC 645C.600(2), to establish an advisory committee in an attempt to review this matter informally and recommend a resolution.

4. **NO ADMISSION OF GUILT.** The Respondent does not admit or deny the findings of the AARC, choosing to remain silent, but does agree that the findings establish a prima facie case for the discipline set forth below and stipulates, subject to the limitations and conditions set forth below, that the Division shall not be required to provide further evidence of such allegations.

5. **SETTLEMENT FOR DISCIPLINARY ACTION.** As set forth above, the AARC is authorized under NAC 645C.610 to impose an administrative fine, upon final approval by the Commission. The Division also has the option to file a complaint with the Nevada Commission of Appraisers of Real Estate (the "Commission"). The Commission has the authority pursuant to NRS 645C.460(2)(d) to impose a fine of up to \$10,000 for each violation alleged or to suspend or revoke the Respondent's certificate, license or registration card. The parties, however, desire to compromise and settle the instant controversy, without a hearing, upon the following terms and conditions:

a. **Committee Recommendations:** RESPONDENT complete not less than 7 hours of instruction in Cost Approach, not less than 7 hours of instruction in Market Analysis, not less than 7 hours of instruction in the Appraisal of Complex Residential Property. The courses must be completed within six months of Commission approval and will not count towards the required Continuing Education.

b. **Public Record.** RESPONDENT and the DIVISION agree that by entering into this Stipulation, the DIVISION does not concede any defense or mitigation RESPONDENT may assert, and the parties agree that the DIVISION will not publicize the instant disciplinary matter, except as set forth below, and that once this Stipulation is approved and fully performed, the DIVISION will close its file in this matter. RESPONDENT understands that the public records law may require the DIVISION to make available for inspection this Stipulation and related documents. RESPONDENT also understands that the DIVISION may share the content of this Stipulation and related

documents with any governmental or professional organization or member of the public;

1 c. **Newsletter.** RESPONDENT and the DIVISION agree that the DIVISION, at its
2 discretion, may publish in the newsletter an anonymous summary of the alleged offenses of
3 RESPONDENT and the terms of this Stipulation, with the understanding of all parties that such
4 publication will not specifically name RESPONDENT or make reference to any other party;
5 RESPONDENT will be referred to only as a licensee in the State of Nevada. It is further
6 understood by the parties that this publication is for educational purposes only and to advise
7 other licensees of the alleged violation(s) and that disciplinary action has been taken by the
8 DIVISION;

9 d. **Failure to perform; hearing on complaint.**
10 RESPONDENT agrees that if the required education is not completed in the time allowed above,
11 RESPONDENT'S license will be automatically suspended until such time as the fine is paid and
12 continuing education requirement satisfied. The DIVISION may, at its option, rescind this
13 Stipulation and proceed with filing a Complaint before the Commission. Further, recovery actions
14 for the administrative fines may be instituted by the DIVISION;

15 e. **No other remedies.** Assuming Respondent complies with the terms of this
16 stipulation, the Division agrees not to pursue any other or greater remedies or fines in connection
17 with the conduct referenced in above unless stipulation is rescinded.

18 f. **Waiver by Respondent.** RESPONDENT agrees and understands that by entering
19 into this Stipulation, RESPONDENT is waiving his/her right to a hearing at which RESPONDENT
20 may present evidence in his/her defense and to be represented by counsel, to judicial review of
21 any adverse decision by the Commission, and to present his/her defense to a Commission which
22 has had no prior familiarity with the instant matter. The Commission members who review this
23 matter for approval of this Stipulation may be the same members who ultimately hear the
24 DIVISION'S complaint if this Stipulation is either not approved by the Commission or is not timely
25 performed by RESPONDENT; and

26 g. **Attorney fees and other costs.** Each party shall bear its own attorney's fees and
27 other costs not specifically set forth in this Stipulation.

28 6. **RELEASE.** In consideration of execution of this Stipulation, the Respondent for
himself/herself or his/her heirs, executors, administrators, successors, and assigns, hereby

1 release, remiss, and forever discharge the State of Nevada, the Department of Business and
2 Industry of the State of Nevada, the Division, and each of their members, agents, and employees
3 in their individual and representative capacities, from any and all manner of actions, causes of
4 action, suits, debts, judgments, executions, claims, and demands whatsoever, known and
5 unknown, in law or equity, that the Respondents ever had, now has, may have, or claims to have
6 against any or all of the persons or entities named in this section, arising out of or by reason of
7 the Division's investigation, this disciplinary action, or any other matter relating thereto.

7 **7. INDEMNIFICATION.** Respondent hereby indemnifies and holds harmless the State
8 of Nevada, the Department of Business and Industry of the State of Nevada, the Division, and
9 each of their members, agents, and employees in their individual and representative capacities
10 against any and all claims, suits, and actions brought against said persons and/or entities by
11 reason of the investigation of the allegations in the Complaint, this disciplinary action and all
12 other matters relating thereto, and against any and all expenses, damages, and costs, including
13 court costs and attorney fees, which may be sustained by the persons and/or entities named in
14 this section as a result of said claims, suits, and actions.

14 **8. COMMISSION APPROVAL OF STIPULATION NECESSARY.**
15 Once executed, this Stipulation will be filed with the Commission and will be put on the agenda
16 for approval at its meeting, which by Nevada law is a public meeting. At that time, the DIVISION
17 will recommend to the Commission approval of the Stipulation. RESPONDENT acknowledges and
18 agrees that the Commission may approve this Stipulation, reject it, or suggest different terms
19 which must be communicated to RESPONDENT and accepted or rejected by RESPONDENT before
20 any such amendment shall become effective.

21 **9. SETTLEMENT DISCUSSIONS NOT EVIDENCE.** Any statements made during the
22 discussions leading up to this Stipulation may not be discussed or introduced into evidence at any
23 hearing. However, evidence of the Respondent's failure to abide by the terms of any Stipulation
24 entered into with the Division, may be introduced at a hearing and used against the Respondent.

24 **10. STIPULATION IS NOT A BAR TO FUTURE PROCEEDINGS.** This Stipulation shall not
25 constitute an estoppel, merger or bar to any administrative or civil proceeding by the Division
26 with respect to any future matters or other matters that were not consideration for this
27 Stipulation.
28

1 SO STIPULATED.

2 Dated: 07/22/15

REAL ESTATE DIVISION, Department of
Business and Industry, State of Nevada

3
4
5 By: 
6 JOSEPH (JD) DECKER
Administrator

7 Dated: 07-14-15

8 
9 TRAVIS GILKO
Respondent

10 **ORDER**

11 The foregoing Stipulation was approved by a vote of the Nevada Commission of
12 Appraisers of Real Estate on _____.

13 DATED this _____ day of _____, 2015.

14
15 NEVADA COMMISSION OF APPRAISERS OF
REAL ESTATE

16
17 _____
Commissioner

State of Nevada
Department of Business & Industry
Real Estate Division
Appraisal Advisory Review Committee
1535 Hot Springs Rd, Suite 50
Carson City, Nevada 89706

COMMITTEE REPORT

Date of AARC meeting:	June 23, 2015
Case No.	AP14.038.S
Respondent:	Travis Gliko
License No.	A.0005721-CR
Appraisal Officer:	Brenda Kindred-Kipling
Committee members:	Julie Burkart, Chair, Wendell Snow, Dennis Baughman

Findings: The Committee determined that in the case of the appraisal review of a single family residence located at 105 Casa Montana Way, Boulder City, NV dated April 18, 2014, RESPONDENT violated the Uniform Standards of Professional Appraisal Practice in that he failed to make appropriate adjustments, failed to support the adjustments made, made a series of errors that affected the credibility of the report. RESPONDENT failed to keep a complete workfile.

Violations:

Record Keeping Rule

An appraiser must prepare a workfile for each appraisal or appraisal review assignment. A workfile must be in existence prior to the issuance of any report. A written summary of an oral report must be added to the workfile within a reasonable time after the issuance of the appraisal report.

Standards Rule 1-1

In developing a real property appraisal, an appraiser must:

- (a) be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal;
- (c) Not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results.

Standards Rule 1-4

In developing a real property appraisal, an appraiser must collect, verify, and analyze all information necessary for credible assignment results.

- (a) When a sales comparison approach is necessary for credible assignment results, an appraiser must

analyze such comparable data as are available to indicate a value conclusion.

(b) When a cost approach is necessary for credible assignment results, as appraiser must:

- (i) develop an opinion of site value by an appropriate appraisal method or technique;

Standards Rule 2-1

Each written or oral real property appraisal report must:

- (a) clearly and accurately set forth the appraisal in a manner which will not be misleading;
- (b) contain sufficient information to enable the intended users of the appraisal to understand the report properly.

Standards Rule 2-2 (a)

The content of a summary Appraisal Report must be consistent with the intended use of the appraisal and, at a minimum:

- (viii) summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained.

Committee recommendation:

The Committee recommended that the RESPONDENT complete not less than 7 hours of instruction in Cost Approach, not less than 7 hours of instruction in Market Analysis, not less than 7 hours of instruction in the Appraisal of Complex Residential Property. The courses must be completed within six months of Commission approval and will not count towards the required Continuing Education.

Respondent agreed.

This report is hereby submitted on this the 29th day of June, 2015.

Appraisal Advisory Review Committee



Julie Burkart, Chair